

B-12

Architects Report

Roof and Roof Structures

A new roof will be applied over the existing roof and the construction documents indicate that active leaks are to be repaired prior to applying the new roof.

Material

A new roof will be applied over the existing roof at the private exterior area and residential common recreation area. The roof shall be a liquid applied single ply roofing membrane with a polyester reinforcing fabric and finish to be cast pavers on pedestals.

The new roof for Unit 17's penthouse shall be a loose laid fully insulated inverted roof membrane assembly with rounded stone ballast or pavers where applicable, or a loose laid fully insulated modified bitumen membrane with rounded stone ballast or pavers where applicable.

Unit 17's new penthouse has been approved by New York City Landmarks Preservation Commission and is pending approval by New York City Department of Buildings.

Insulation

Rigid or loose laid insulation.

Surface Finish

Cast pavers on pedestals at the private and residential common recreation area.

Bond or Guarantee

The construction documents indicate that a 20 year roofing system warranty is to be obtained by the contractor for the Sponsor.

Flashing Materials

All horizontal to vertical connections to the roof and the existing brick parapet walls shall be flashed with painted metal counter flashing and attached to the existing brick wall with metal fasteners and cut in reglets.

Drains

Location, Material and Type:

There are three (3) drains at the Penthouse level Roof, One (1) drain at the Penthouse level One Roof and One (1) drain at penthouse Level Two Roof. Drains will have cast iron body dome strainers and clamping ring. Drains shall be properly flashed to the roof membrane.

Gutters and Leaders:

Existing gutters and leaders to remain.

Skylights

The existing skylight at the 17th floor will be removed and be replaced by a new Penthouse.

Bulkheads

Stairs: The existing stair bulkhead accesses the Penthouse /Roof Floor and is steel frame construction with masonry walls, a metal frame and glass skylight roof.

The new stair will be located in the existing fire shaft which accesses the Penthouse /Roof Floor and is steel frame construction with masonry walls. There will be a new roof of steel framed construction with an insulated built up roof on metal deck with a skylight.

Metalwork at Roof Levels.

Exterior, metal stairs: There is one painted metal stairs connecting Unit 17's Recreational Area. Stair # 8 connects the exterior area at the Penthouse/Roof Plan with the exterior area at the Roof of the Penthouse. The stair has been approved by the New York City

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The Franklin Tower at 90 Franklin Street (aka 271 Church Street)

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Landmarks Preservation Commission and is pending approval by New York City Department of Buildings.

Ladder:

There is a existing interior steel vertical ladder in good condition connecting the Mechanical Penthouse- Second Level with the hatch at the Penthouse Roof. There will be a new steel vertical ladder from the Roof Common Recreational Area to the Cooling Tower at the Mechanical Penthouse Second Level Plan.

Railings:

The construction documents indicate that where parapet walls on the roof are lower than 3'-6" above the finished surface of the roof, painted metal guard rails shall be installed to height of 3'-6".

Hatches to Roof:

One at the Mechanical Penthouse Roof.

Rooftop facilities:

A common roof top recreation area shall be provided in accordance with the New York City Zoning Ordinance.

Fire Escapes

None.

Yards and Courts

None.

Interior Fire egress Stairs

Two enclosed stairs in a scissors arrangement will provide fire egress for all floors above ground level and below ground level.

Stair # 1 is a new Fire Stair and is a steel pan stair, with concrete treads, steel risers and steel stringers. The handrail is steel with steel balustrade and guard rails as required by the New York City Department of Buildings. The stair enclosure construction is a 2 hour existing masonry wall and new 2 hour rated metal stud and gypsum wall construction.

See Appendix C for finishes

Stair #2 is an existing Fire Stair and is in good condition with an existing steel pan stair, concrete treads, steel risers and steel stringers. The existing handrail is steel with steel balustrade and guard rails. The stair enclosure construction is a 2 hour existing masonry wall.

See Appendix C for finishes

Interior stairs:

Stair # 3 is an existing communication stair between the Sub-Cellar Floor and Cellar Floor and is in good condition. The steel is a pan stair, with concrete treads, steel risers and steel stringers. The existing handrail is steel with steel balustrade and guard rails. The stair enclosure construction is a 2 hour existing masonry wall.

Stair # 4 is an existing communication stair between the Cellar Floor and Ground Floor located in Unit A and is in good condition. The steel is a pan stair, with concrete treads, steel risers and steel stringers. The existing handrail is steel with steel balustrade and guard rails. The stair is open at the Ground Floor and the stair enclosure construction is a 2 hour existing masonry wall at the Cellar Floor.

Stair # 7 is an existing communication stair between the Mechanical Penthouse - First Level and the Mechanical Penthouse - Second Level. It is a steel stair with open risers and steel handrails. The stair is in good condition.

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Interior residential stairs

See Appendix E -Unit Information, for information regarding stair # 5 at the residential units.

Interior Doors and Frames

Unit Entrance Doors and Frames

Entrances to the Residential units will be new flush hollow metal doors and frames with a paint finish. Residential entrance doors will be of fire rated construction, and will be self closing. Residential entry doors will be outfitted with a peep hole unit allowing visual observation of the immediate corridor area from within the unit.

Corridor Doors and Frames

Corridor doors and frames will be new hollow metal with paint finish of fire rated construction, and will be self closing.

Stair Hall Doors And Frames

Stair hall doors and frames will be new hollow metal with paint finish of fire rated construction, and will be self closing.

Roof Doors and Frames

Roof doors and frames will be painted new metal of fire rated construction, and will be self closing.

Elevators

There are 3 existing elevators to remain and are located in the north/west corner of the building. The motors, controllers, cables and cabs are in good condition.

They are Otis Elevators, 3,000 capacity, gear less automatic passenger elevators.

Elevators #1 and #2 service the Ground Floor – 17th Floor.

Elevator #3 service the Cellar Floor – 17th floor and will be extended up to the Penthouse Floor.

See Appendix C for a schedule of finish materials.

SEC

AUXILIARY FACILITIES

Laundry Rooms

None

Refuse Disposal

Trash Area's will be provided for each residential unit for storage of trash and recyclable. The trash room is part of each unit see Appendix G Floor and Site Plans for their location. Residential Unit Owners or Lessees will be responsible for taking their trash and recyclable to this location. The Sponsor indicates that Building Staff will collect and transport these materials, in off-hours via the residential elevators, to a trash collection and holding room located in the Cellar. The Sponsor indicates that Building Staff will take these materials to the sidewalk, via the service entry, for collection by the NYC Department of Sanitation on a regular basis. The Trash Room on each floor will be finished with waterproof flooring and wall base, and will be provided with exhaust ventilation.

Commercial Unit owners and/or Lessees will be responsible for the collection, and disposal by private carting arrangements, of their own refuse, at their own cost. No separate storage spaces will be provided outside of these units.

Arc.

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Date

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PLUMBING AND DRAINAGE

See Appendix D for a description by the Mechanical Engineer for the project of mechanical, electrical and plumbing systems for the building.

HEATING

See Appendix D for a description by the Mechanical Engineer for the project of mechanical, electrical and plumbing systems for the building.

GAS SUPPLY

See Appendix D for a description by the Mechanical Engineer for the project of mechanical, electrical and plumbing systems for the building.

AIR CONDITIONING

See Appendix D for a description by the Mechanical Engineer for the project of mechanical, electrical and plumbing systems for the building.

VENTILATION

See Appendix D for a description by the Mechanical Engineer for the project of mechanical, electrical and plumbing systems for the building.

ELECTRICAL SYSTEM

See Appendix D for a description by the Mechanical Engineer for the project of mechanical, electrical and plumbing systems for the building.

INTERCOMMUNICATIONS

Intercommunication or "Door Intercom" Service. All Apartments to have a Phone Intercom System which will communicate with a phone intercom master installed at the concierge desk and interfaced with the Building Phone System.

The infrastructure for Telecommunication and Video Services will be provided by Bell Atlantic or another telecommunication provider.

Bell Atlantic or other telecommunication provider will provide the capability of supporting 6 to 8 direct lines to each apartment unit with the capability of up to T1 speed. The Sponsor will wire each apartment unit in a star configuration with four pair category five compliant cable to each telephone /data jack. The owner must have a contract, separate from the sponsor with Bell Atlantic or another telecommunication provider, to provide telephone and/or data services. The owner has the right to use a telecommunication company of their choice to provide such services.

Bell Atlantic or another cable company provider will provide the capability for Digital Satellite System(DSS) and local television service to each apartment. The Sponsor will provide RU 56 coax cable in a star configuration to each TV jack. The owner must have a contract, separate from the sponsor with Bell Atlantic or another cable company provider, to purchase satellite broadcasting and local television service. The owner has the right to use a cable company of their choice to provide such services.

SECURITY SYSTEMS

The Building will have a 24 hour doorman. There will be a video monitor at the concierge desk that will display a multiplexed image from the cameras located at the Residential Entry, Service Entry and the roof top Recreational Entry. The image from these cameras will be viewed in real time and not record. There will be electromagnetic locks at the Residential Entry and Service Entry doors to allow the concierge to open the door with a

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door release at his desk. Access to the roof top recreational area is by key provided to each owner and separate from owners unit door key.

PUBLIC AREA LIGHTING

Lighting for all Common Areas will be provided so as to provide illumination levels in accordance with the NYC Building Code. See Appendix C for a schedule indicating lighting fixture types to be provided in Common Areas.

GARAGES AND PARKING AREAS

None.

SWIMMING POOLS

None.

TENNIS COURTS, PLAYGROUNDS AND RECREATION FACILITIES

Tennis Courts

None.

Playgrounds

None.

Other Recreation Facilities

Rooftop Recreational Area: In accordance with New York City Zoning Ordinance, a common residential rooftop recreation area shall be provided at the roof of the building.

PERMITS AND CERTIFICATES

Building Renovation Project

Refer to Appendix A for a list of approvals and permits required for the main building renovation project.

Individual Units

See Appendix E Unit Information.

VIOLATIONS

Refer to Appendix AA for a list of any outstanding violations on the project (if any).

Unit Information

See Appendix E for a description of the condominium units of residential, commercial, and theater use types.

FINISH SCHEDULE OF SPACES OTHER THAN UNITS

See Appendix C for a finish schedule of spaces other than units.

SAFETY AND WARNING DEVICES

See Appendix D for a description by the Mechanical Engineer for the project of safety : warning devices to be provided.

ADDITIONAL INFORMATION

See Appendix G Floor and Site Plans indicating unit boundaries, and Appendix F for Unit Areas. See Appendix E for Unit Information including ceiling heights for each Un

CONDITIONS WHICH MAY REQUIRE TESTING OR MONITORING

FURTHER DEVELOPMENT

The sponsor has indicated that no additional units are intended to be added to the building in addition to those described herein.

ASBESTOS

The Sponsor has indicated that asbestos previously present previously visible or exposed through the process of renovation in the building has been removed or abated per

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requirements of the NYC Building Department. However the sponsor does not warrant or certify that all the asbestos, especially in areas concealed or unaffected by the renovation work has been removed or abated. In addition the architect and engineers make no warranty in certification, as part of this report as to the extent or adequacy of the sponsors asbestos removal or abatement program and have neither instructed or supervised this work which was the sole responsibility of the sponsor.

GENERAL INFORMATION

The sponsor will obtain a temporary certificate of occupancy or certificate of occupancy prior to closing. Architectural plans for the building renovation and conversion construction project will be filed with the New York City Department Of Buildings. Approvals and Building Permits for the building renovation and conversion construction project are pending and will be forwarded to the appropriate agencies by the sponsor upon issuance. Inspection certificates and permits for the sprinkler system, and elevators will be provided by the sponsor prior to occupancy.

John Petrarca, Principal
guenther petrarca

Date: 3/08/99
Revised: 4/27/99
Revised: 5/19/99
Revised: 7/23/99

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Appendix List

Attached Documents

Appendix A

Required Approvals and Permits for the Main Renovation

Appendix AA

List of Violations

Appendix B

Description of Structural Systems

Appendix C

Finishes and Lighting Schedule of spaces other than units

Appendix D

Description of Mechanical Plumbing and Electrical Systems

Appendix E

Unit Information

Appendix F

Unit Areas

Appendix G

Site Plan and Unit Floor Plans

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Appendix A Required Approvals and Permits

Alteration Type I for:

Change of use & Egress

Alteration Type II's for:

Demolition Work

Architectural Construction Work

Structural Construction Work

Plumbing Construction Work

Mechanical Construction Work

Sprinkler system Work

Standpipe system Work

Elevator Work and Inspection

Landmarks Approval Permit:

C of A for the new North lot line windows work

C of A for new roof penthouse, cooling tower, roof top recreation area work

Certificate of no effect for interior work

Fire Department Approvals

Fire protection plan

Local Law 10 Report

Update façade inspection as required

Certificate of Occupancy

The Sponsor will provide a temporary or permanent CO for the closing.

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Appendix AA

List of Violations

1. Environmental Control Board Notice of Violation and Hearing No. 34196469X

Plumbing work without permit installed temporary water line from 1st Floor to 17th Floor

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**ENVIRONMENTAL CONTROL BOARD
NOTICE OF VIOLATION AND HEARING**

34196468 X

COMMISSIONER OF THE DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK, PETITIONER, V.

RESPONDENT:

FEIL ORGANIZATION

First Name

MAILING ADDRESS: **370 7-th Avenue**

NEW YORK

N.Y. 10001

Street

City

State Zip Code

COMMISSIONER'S ORDER TO CORRECT VIOLATION(S)

PLEASE TAKE NOTICE that the premises cited is in violation of the requirements of law. It is further ORDERED BY THE COMMISSIONER OF THE DEPARTMENT OF BUILDINGS that these violations be remedied and certified to be in compliance with the requirements of law. Certification of Correction must be made on the Certificate of Correction form on the back of this violation or other Department of Buildings supplied form. Send the Certificate of Correction to: New York City Department of Buildings, Administrative Enforcement Unit, 60 Hudson Street, 14th Floor, New York, NY 10013.

AVOID A HEARING AND PENALTY FOR FIRST OFFENSE, NON-HAZARDOUS VIOLATIONS, the property completed Certificate of Correction and all additional proof of compliance must be both received by the New York City Department of Buildings, Administrative Enforcement Unit before the close of business on **11/05/01**, and approved by the Department.

READ THE INSTRUCTIONS CAREFULLY: CALL **(212) 312-8400** FOR INFORMATION
INTENTION SECOND OFFENSE AND/OR HAZARDOUS OFFENSE VIOLATORS: YOU MUST COMPLY WITH THE COMMISSIONER'S ORDER AND APPEAR AT THE HEARING ON THE SCHEDULED DATE.

NOTICE OF VIOLATION AND HEARING

The Certificate of Correction is not received by the date indicated above or is not approved by the Department or if you are charged with Hazardous or Second Offense violation, YOU ARE REQUIRED AND HEREBY DIRECTED TO APPEAR FOR A HEARING ON **11/05/01** at 8:30 a.m. □ 10:30a.m. □ 1:30p.m. at the Environmental Control Board (ECB) hearing office located in:

District Brooklyn □ Queens □ Staten Island □ Manhattan □ Bronx
123 Schermerhorn Street 144-06 84th Avenue 350 St. Marks Place 1250 Broadway 1932 Arthur Avenue

Proceedings will be held under authority of the N.Y.C. Charter section 1404 and rules promulgated thereunder. This hearing is your opportunity to answer and defend against the allegations set forth below. If you do not appear, you will be held in default and subject to maximum penalties.

Investigation is being conducted by the above named Petitioner that the above named Respondent violated Title 26 and/or Title 87 of the N.Y.C. Administrative Code and/or the Zoning Resolution of the City of New York and/or rules and regulations promulgated thereunder.

PLACE OF OCCURRENCE 11 CHURCH STREET	BORO MANHATTAN	DATE OF VIOLATION 04/12/99	Type P	Dist. ST	Code C DIVW	No.
NO. of Stories 17	Block 175	Lot 10	Basis of Violation (P.A. No. or Other) 1065878 PRIOR VIOLATION NUMBER			
TIME OF INSPECTION 11/05/01						
BLDG UNDER ALTERATION						

HAZARDOUS	DESCRIPTION OF VIOLATION(S)	<input type="checkbox"/> SECOND OFFENSE
-----------	-----------------------------	---

PLUMBING WORK WITHOUT A PERMIT NOTED; INSTALLED TEMPORARY WATER LINE FROM 1ST FLOOR TO 7TH FLOOR OF SAID PREMISES. A SEARCH OF CPT RECORDS SHOWS NO PERMIT UNDER ACT # 205155 WAS ISSUED FOR SAID WORK.		
'STOP ALL WORK'		

REMEDY: OBENIN NECESSARY PERMIT AS REQUIRED BY CODE.	11/05/01	34196469 X
LAST NAME, FIRST INITIAL		
SSN		

I PERSONALLY OBSERVED THE COMMISSION OF THE OFFENSE(S) CHARGED ABOVE, AND/OR VERIFIED THEIR EXISTENCE THROUGH REVIEW OF

2124315535



DEPARTMENT OF BUILDINGS
JASTON SILVA, R.A., Commissioner

MANHATTAN
60 Hudson Street, 8th Floor, New York, New York 10013
BRONX
1933 Arthur Avenue, Bronx, New York 10467
BROOKLYN
230 Joralemon Street, Brooklyn, New York 11201
QUEENS
116-06 Queens Blvd, Kew Gardens, New York 11415
STATEN ISLAND
Borough Hall, St. George, New York 10301

STOP ORDER

The Commanding Officer
5th Precinct
New York, N.Y.

Date Apr. 11/2/19

UMBING WORK W/O A PERMIT Re: Premises 271 CHURCH ST
Violation # 804-27-147

Please take notice that this Department has ordered all work, heretofore in progress at the above premises, STOPPED and that a STOP WORK ORDER to this effect has been issued, and is now pending against said premises.

Now in accordance with the provisions of section 26-108 of Chapter twenty-six of the Administrative Code of the City of New York, you are hereby requested to aid and assist the officers of this Department in enforcing the STOP WORK ORDER, a copy of which is hereto attached.

This Department will advise you when the said STOP WORK ORDER is lifted.

Ronny A. Daniels, P.E.

BORO COMM. MANH.

J. L. Lepa
BORO COMM. QUEENS

Eve D. Chandler

BORO COMM. BRONX

BORO COMM. BKLY

T. Lin

BORO COMM. STATEN I.

CHIEF INSPR. B.E.

B.E.S.T. SQUAD

210 JORALEMON ST.
BKLYN. N.Y. 11201
TEL. 718-802-3713
FAX 718-802-4445

BEFORE RETURNING TO WORK
CONTACT CHIEF HAHN

Appendix B

Description of Structural Systems

Architect's and Engineer's Report

Franklin Tower at 90 Franklin Street (aka 271 Church Street) New York, NY 10013

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ANCHOR CONSULTING

architects + engineers

April 26, 1999

John L. Petrarca AIA RIBA
157 Chambers Street
New York, NY 10013

Re: 271 Church Street/90 Franklin Street

Attn: John Petrarca

Dear John,

We have reviewed the AG comments regarding the building at 90 Franklin Street. Below our findings.

The masonry at the sub cellar and the foundation area is in very good condition with no evidence of settling or cracking. Moisture penetration is minimal and in general there is very little sign of distress. The copings at the roof are in good condition as well as the masonry work on all of the bulkheads. The terraces are covered in roofing material. The terrace slabs are in good condition. The cellar slabs as well are in good condition.

In summary the building is in very good condition. We have continued to be involved in the project over these many months and have had the opportunity to observe the condition of the existing structure. We have found that the original construction of the building was of a very high quality and the building has been well maintained throughout its entire life.

John, should you have any questions please do not hesitate to call.

Very truly yours,

Evan Akselrad, P.E., R.A.
President, Anchor Consulting Inc.



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19 Murray Street 4th Floor New York NY 10007-2240
tel. 212.267.9385 / fax 212.267.6795
www.anchorconsulting.com

ANCHOR CONSULTING architects + engineers

February 9, 1999

John L. Petrarca AIA RIBA
157 Chambers Street
New York, NY 10013

Re: 271 Church Street

Attn: John Petrarca

Dear John,

In the past several months this writer has visited the building at 90 Franklin Street (271 Church St.). Our overall findings with respect to the building condition is as follows. The building is steel framed with exterior walls. The floor and roof slabs are reinforced concrete waffle slabs on steel framing.

Soil conditions: There was no sub soil investigation since there is no plan to add any new floors or wings. A review of the drawings indicates that the existing building rests on a pile system. These piles are approximately 18" diameter steel pipe Raymond Piles filled with concrete. The exact condition of these piles is unknown. However, there is no foundation movement at all and the slabs are straight and level with little cracking in the concrete. There does not appear to be any water conditions.

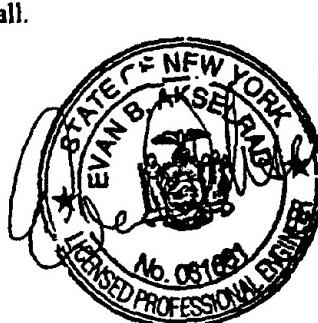
Exterior of the building:

The exterior walls are in very good condition with little or no cracking. The parapets are in very good condition as well as the copings. There are new aluminum windows and the headers and sills of the window frames are in good condition.

The interior of the building is in very good condition. This is because the original construction was of a very high quality and the building has been well maintained throughout its entire life.

If you have any questions please do not hesitate to call.

John L. Petrarca, AIA
ANCHOR CONSULTING Inc.



ANCHOR CONSULTING

EVAN AKSELRAD

REGISTERED ARCHITECT PROFESSIONAL ENGINEER

November 16, 1998

A+F Architecture & Furniture
157 Chambers Street
New York, NY 10007

Attn: John Petrarca

Re: 90 Franklin/271 Church

Dear John,

We have recently visited the site of the above referenced project to examine the existing building and discuss the scope of the proposed conversion. The building is a seventeen-story structure dating back to the 1930's. The structure utilizes a unique steel and concrete floor system known as Slabblock construction. This type of system consists of a two-way reinforced concrete slab supported by steel beams and columns. The concrete slab is a waffle-type slab which uses slag blocks to form out the ribs of the slab.

From a structural perspective the building is in very good condition. Existing structural drawings indicate that the live load capacity of the typical floor is 120 pounds per square foot. This load is well above the 40 pounds per square foot required by the New York City Building Code for residential apartments.

Based on our initial site visit and a review of both the existing structural drawings and the proposed architectural drawings, our office has concluded that the existing building has more than adequate capacity to support the proposed renovations.

John, should you have any questions, please do hesitate to call us.

Very truly yours,



Anchor Consulting Company
Evan Akselrad, PE, RA



Appendix C

Finishes and Lighting Schedule

The existing spaces are in good condition and the following Finishes and Lighting Schedule is for building common areas see Appendix E for Unit Information

Floor	Room	Floors	Walls	Ceiling	Lighting	Remarks
Sub - Cellar	Mech. Spaces	Sealed concrete	New painted G.W.B./ Existing walls to be painted	None	Pendant fluorescent	
Sub - cellar	Corridors	Sealed concrete	New painted G.W.B./ Existing walls to be painted	None	Pendant fluorescent	
	Meter Room	Sealed concrete	Existing walls to be painted		Pendant fluorescent	
	Storage	Sealed concrete	New painted G.W.B./ Existing walls to be painted	None	Pendant fluorescent	
	Storage	Sealed concrete	New painted G.W.B./ Existing walls to be painted	None	Pendant fluorescent	

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Appendix C

Finishes and Lighting Schedule

Floor	Room	Floors	Walls	Ceiling	Lighting	Remark
Cellar	Corridor	Sealed concrete	painted G.W.B.& existing walls	None	Pendant fluorescent	
Cellar	Transformer Room	Sealed concrete	Sealed concrete	None	Pendant fluorescent	
Cellar	Water Meter Rooms	Sealed concrete	Sealed concrete, painted G.W.B.	None	Pendant fluorescent	
Cellar	Trash Holding	Sealed concrete	ceramic tile/ painted G.W.B.	acoustical tile	Pendant fluorescent	
Cellar	Janitor Closet	Sealed concrete	ceramic tile/ painted G.W.B.	acoustical tile	recessed fluorescent	
Cellar	Toilet	ceramic tile	ceramic tile/ painted G.W.B.	acoustical tile	recessed fluorescent	
Cellar	Telephone Room	Sealed concrete	painted G.W.B. & existing	None	Pendant fluorescent	

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Appendix C**Finishes and Lighting Schedule**

Floor	Room	Floors	Walls	Ceiling	Lighting	Remarks
Ground	Vestibule	Terrazzo	Marble	Existing plaster restored, patched and painted	ceiling mounted incandescent pendent	
Ground	Residential Entrance Hall	Terrazzo	Marble	Existing plaster restored, patched and painted	ceiling mounted incandescent pendent	
Ground	Concierge	Terrazzo or Natural stone tile	Painted G.W.B. or stone	Painted G.W.B.	recessed incandescent down light	
	Concierge Storage Room	Terrazzo or Natural stone tile or Carpet	Painted G.W.B.	Acoustical Tile.	Recessed fluorescent	
	Toilet	Ceramic Tile	Ceramic Tile/ Painted G.W.B.	Acoustical Tile.	Recessed fluorescent	
	Storage Room	Sealed concrete	Painted G.W.B.	Acoustical Tile.	Recessed fluorescent	
	Ice Hall	Sealed concrete	Brick, painted G.W.B.	Existing plaster restored, patched and painted	Wall mid. fluorescent	

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1000 Broadway at 90 Franklin Street (aka 271 Church Street)

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Appendix C

Finishes and Lighting Schedule

Floor	Room	Floors	Walls	Ceiling	Lighting	Remark
Cellar thru Roof	Fire stair #1	Sealed concrete	Brick / Painted G.W.B.	Painted G.W.B/ None	wall mtd. fluorescent	New Stair
Cellar thru Roof	Fire stair #2	Sealed concrete	Brick / Painted G.W.B.	Painted G.W.B/ None	wall mtd. fluorescent	Existing Stair
Cellar thru Roof	Elevator Cabs	Fritz Tile	Wood Veneer	Plastic laminate	ceiling recessed incandescent	
Floors 2 thru 10	Elevator Lobby	Terrazzo	Marble/ Glass panels/ Painted G.W.B. & Plaster	Existing plaster patched and painted	ceiling mounted pendent	
Floors 2 thru 10	Entry	Stone	Painted G.W.B.	accessible mtl. tile	Wall mounted incandescent	
Floors 2 thru 17	Residential Corridor	Sealed concrete	Painted G.W.B./	Existing plaster patched and painted	Wall mtd. fluorescent	
Roof	Common Residential Area	Sealed Concrete	painted	painted	ceiling mtd. Fluorescent/ wall mounted incandescent	
Roof	Mechanical Room	Sealed Concrete	Painted	none	Ceiling mtd. fluorescent	

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Appendix D

Description of MEP Sys.

Architect and Engineer's Report
100 Greenwich Tower at 90 Franklin Street (aka 271 Church Street) New York, NY 10013
Revised: 4/27/99 ; 5/19/99 ; 7/23/99 Page: D1

February 8, 1999

rev. 3.11.99

rev. 4.23.99

rev. 5.19.99

APPENDIX D

Mechanical Systems Description for the Attorney General's Report for Franklin Tower LBE No. 98347

All systems described here are new in their entirety, except as noted. The engineering drawings and specifications provide further information.

(d) Utilities will be provided as follows:

Electricity will be supplied by the local utility company and all residential and commercial units will be metered individually by the utility.

The local utility company will supply gas. The entire gas utility and distribution system is new. The residential portion of the building will be metered for cooking by one meter. The commercial tenant may be metered for gas directly by the utility company.

Water will be master metered and supplied by the New York City Water Board, whose billing will include the sewer charges. The condominium may sub-meter water to commercial units.

Telephone service is currently available from Bell Atlantic and other carriers.

(7) (ii) Drains:

(a) There are 2 new roof drains piped with no-hub type cast-iron pipe above grade, and bell and spigot extra heavy cast iron below grade. The existing storm drain leader will be re-used from the 17th to cellar floors. This piping is in good condition.

(9) (ii) There are no yards.

(j) Plumbing and Drainage

(1) Water is supplied by the NYC Water Board via two existing 3" taps from Church and Franklin Streets. A water meter, back-flow protection device at grade level, and house pumps are furnished. Water to the commercial units may be sub-metered. Water is distributed to all residential and commercial units via new risers and branch piping. Domestic hot water is generated by new steam fired water heaters, the source of steam being the utility company.

(2) Fire Protection System

(i) All parts of the building are served by a 6" fire standpipe located in the fire stair.

(ii) A fire hose rack with a 2.5" valve and 125 feet of 1.5" hose is located at each landing. A roof manifold is located at the roof stair landing.

(iii) Sprinklers will be provided at 6' on center at all lot line windows less than 30 feet above adjacent buildings in the residential portion of the building. Below grade areas will be fully sprinklered.

(iv) The two existing fire standpipe Siamese connections on the facade of the building will be reused.

- (3) Water storage tanks: Existing tanks at the upper-most penthouse level will be re-used for fire standpipe reserve. The capacities are 10,000 gallons each. The tank fill pumps are rated at 200 GPM, 320 feet of head each, as manufactured by Bell & Gossett.
- (4) Sanitary sewage system: material no-hub type cast-iron pipe above grade, and bell and spigot extra heavy cast iron below grade. The house sewer is 8 " diameter connecting to the City sewer system.

(k) Heating and air conditioning

- (1) The building is heated by utility company steam distributed through an existing piping system to existing cast iron radiation located throughout the building. New radiators will be added as necessary. The pressure reducing station is new and located in the sub-cellars. The steam distribution system is in good condition in all locations where it has been surveyed, and was fully functional during the 1998/99 heating season. No leaks were observed.
- (2) The air conditioning system is new in its entirety. Water-cooled units located in all apartments provide air conditioning. A rooftop-cooling tower cools the water loop in summer. The water is circulated by means of pumps located in the cellar. The interior temperature base is 72 F for heating and 74 F for cooling.
- (3) The new cooling tower is a closed circuit fluid cooler located on the roof, Baltimore Air Coil model F1663-0 with a flow rate of 1000 gpm.

Ventilation for the loft dwellings will exhaust air for one kitchenette, one dryer, and multiple bathrooms for each loft dwelling.

(l) Electrical System

Existing incoming services from the utility company terminates into (2) service switches, one at 100A, 120/208V, three phase serving building support equipment and the second at 2,000A, 120/208V, three phase, dedicated for apartments and retail areas. All distribution after the service is made with exception of the elevator feeders, which are existing to remain. The building loads and each apartment/retail are individually metered. Small apartments are fed with new 70A or 100A, three-phase service. Full floor apartments are fed with new at 200A, three phase service.

The new system is adequate for all of the appliances contained in the residential units.

It is unknown will determine if there will be a new intercom system.

It is unknown what new exterior lighting at the street level and on the terraces will be provided.

(m) Fire alarm system:

Existing smoke detectors are provided elevator lobby smoke detectors, horn strobe and manual pull stations. All detector branches are controlled by tamper water flow switches. All devices are tied back into a central alarm control panel located in the lobby. Horn/strobes are located in the residential units near the sleeping rooms.

Franklin Tower

LBE# 98347

February 10, 1999

Utility cost paid by owners and common utility costs
in \$/year

	2-10		11-16	17	
Utility Type	Unit A	B	C	C ₁₇	Common
Gas cooking					
Therm/Year	109.2	109.2	109.2		
Costs \$/Year	\$88	\$88	\$88		
Hot Water					
Steam lbs/Year	11979	17969	29949		
\$/Year	155	232	386		
Electric					
Air cond. kWh	4428	7200	11076	13296	9936
KW					8.2
\$/Year	676	1010	1690	2029	2096
Heating					
Steam LBs/Year	90797	128569	240431	24031	783083
\$/Year	1171	1659	3102	3102	10102
Lighting kWh	1026	1453	2719		141625
KW					16.2
\$/Year	157	222	415		13207
Appliances kWh	5831	7120	8673		
\$/Year	890	1086	1323		
Elevator				kWh	kW
\$/year				122640	44.4
Fans					21430
\$/year				71832	8.2
Condenser pump				2486	
\$/year				74571	37.3
Hot water recirculating pump				11443	
\$/year				648	0.1
Condensate return and				102	
Condensate Vacuum pump					
\$/year				5220	2.6
Cooling tower				1127	
\$/year				71600	37.3
				11249	

Utility Type	Unit A	B	C	C ₁₇	Common
Water 100 CUF/year	1229	183	305		
Water and sewer \$/Year	349	523	872		\$500
	Residential				
	Base Building				
Utility costs:	\$8053/Therm gas \$1526/kWh \$12.9/1000 LBs steam				.065/kWh \$25.26/kW/month \$2.86/100CUF ^t combined water and sewer charge

Franklin Tower

Assumptions for utility consumption and costs:

Degree days (Heating): 4869

Load equiv. hours of refr. based on design load: 1200.

load equiv. hours of auxiliaries based on design load: 2000

Eligible 22.4 kW/Each but 65% of demand charge only.

cooling load: Unit "A": 4 ton of refrigeration, Unit "B": 6.5 ton of refrigeration, Unit "C": 10 ton of refrigeration and Unit "D": 17th Floor: 12 ton of refrigeration. In the

Common area: 0.5 ton of refrigeration

Load: 20 BTUH/Sq ft.

hot water: 50 Gallon per persons per day

Water use: 125 Gallon per person per day

Final costs include taxes and surcharges.

• Occupant usage: 30 CUft per apartment per day.

Incubation area: 1 w per 50% Sqft and 3 hours per day

Leasing in common area: 1 w per Sqft and 24 hours per day.

Temperature: 70 F and 74 F/60% RH winter and summer, respectively.

Temperature: 15 F and 89 F DB/72 F WB with

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THE BANCO OF BOSTON

1955 Son.

71 Sqft above grade.

The Refrigerator, Dishwasher and Clothes Washer/Dryer, are of the
same model as the one you have purchased.